

3.3 Use by Right

3.3.1 Single Family Dwelling

3.3.1.2 Accessory Dwelling, existing on or before May 5, 2003, subject to the following conditions:

- A. The exterior appearance of the building shall not be altered except for the purpose of safety (stairs for fire escape), health (weather protection for the main entry such as enclosed entry or drip edge protection) or handicapped accessibility requirements (ADA compliance) or to meet building code requirements, nor shall the footprint of the building be enlarged.
- B. The minimum lot size requirement shall be two (2) acres and the minimum frontage requirement shall be 150 feet.
- C. One of the two units on the lot shall be occupied by the owner of the lot, and in the event of the sale of the property, the new owner shall occupy one of the two units as a primary residence.
- D. There shall be no more than one accessory dwelling per lot created under this bylaw.
- E. *The maximum gross floor area (GFA) shall not exceed 1,200 square feet.*

Maximum Gross Floor Area: The sum of all enclosed or covered areas capable of being used or finished for habitable space of each floor of the building, measured to the exterior faces of the enclosing walls, columns, or posts. A space shall be considered “capable of being used or finished for habitable space” if it meets Massachusetts Building Code occupiable ceiling height requirements.